

City Council
Atlanta, Georgia

03- 0 -1078

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-40
6-10-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1300-1308 Memorial Drive, S.E.** be changed from the **I-1 (Light Industrial)** District, to the **RG-4 (Residential General-Sector 4)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **208** of the **15th** District, **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-4

DESCRIPTION

2-03-40
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOT 208 OF THE 15TH DISTRICT OF DEKALB COUNTY,
GEORGIA, AND BEING LOTS 1-4 AND 55-58 OF THE
SUBDIVISION OF PROPERTY OF ALLEN M. PIERCE AS
RECORDED IN PLAT BOOK 9 PAGE 104 OF THE DEKALB
COUNTY, GEORGIA RECORDS AND BEING MORE FULLY
DESCRIBED AS FOLLOWS:

BEGIN AT A POINT AT THE INTERSECTION OF THE NORTH
RIGHT-OF-WAY OF MEMORIAL DRIVE (F.K.A. EAST FAIR
STREET) AND THE EAST RIGHT-OF-WAY OF DAHLGREN
STREET (40' R/W) (SAID POINT ALSO BEING THE POINT OF
BEGINNING). THENCE FROM THE POINT OF BEGINNING AND
RUNNING N03°25'08"W ALONG THE SAID EAST RIGHT-OF-WAY
OF DAHLGREN STREET A DISTANCE OF 214.93 FEET TO AN
OPEN TOP PIPE FOUND. THENCE LEAVING THE SAID EAST
RIGHT-OF-WAY OF DAHLGREN STREET AND RUNNING
N87°32'40"E A DISTANCE OF 102.26 FEET TO A SOLID ROD
FOUND. THENCE RUNNING N03°23'39"W A DISTANCE OF 50.68
FEET TO AN OPEN TOP PIPE FOUND. THENCE RUNNING
N85°58'22"E A DISTANCE OF 108.27 FEET TO A REBAR FOUND
ON THE WEST RIGHT-OF-WAY OF ERICSON STREET (F.K.A.
FRANCIS STREET) (NOT OPEN) (30' R/W). THENCE RUNNING
S04°02'00"E ALONG THE SAID WEST RIGHT-OF-WAY OF
ERICSON STREET A DISTANCE OF 263.51 FEET TO AN OPEN
TOP PIPE FOUND AT THE INTERSECTION OF THE SAID WEST
RIGHT-OF-WAY OF ERICSON STREET AND THE SAID NORTH
RIGHT-OF-WAY OF MEMORIAL DRIVE. THENCE RUNNING
S86°09'56"W ALONG THE SAID NORTH RIGHT-OF-WAY OF
MEMORIAL DRIVE A DISTANCE OF 213.37 FEET TO SAID POINT
AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF
MEMORIAL DRIVE AND THE EAST RIGHT-OF-WAY OF
DAHLGREN STREET AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.165 ACRES
OR 50,737 SQUARE FEET.